THE BEND

2400 PENNINGTON BEND ROAD DAVIDSON COUNTY NASHVILLE, TENNESSEE

GRESHAM SMITH PROJECT NO. 44269.00

SP CASE NO. 2022SP-057-001

METRO PARCEL ID: 06200003500 & 062000003600 FEMA FIRM #: 47037C0252H EFFECTIVE: APRIL 5TH, 2017

HICKORY PLACE CONDOS

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Gresham **Smith**

GreshamSmith.com

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Revision No. Date Description

SP REGULATING PLAN **COVER SHEET**

C000

44269.00 NOVEMBER 14, 2022

This Line Is 3 Inches When Printed Full Size



LANDSCAPE ARCHITECT Gresham Smith

OWNER'S REPRESENTATIVE

McGavock Environmental, LLC

38 Commerce Avenue S.W. Suite 200

Grand Rapids, MI 49503 Owner Contact: James Bossenbroek Phone: (616) 249-8444

CIVIL ENGINEER

222 Second Avenue South

Nashville, TN 37201

Civil Contact: Mark D. Spalding, P.E.

Phone: 615-770-8441 Email: mark.spalding@greshamsmith.com

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Landscape Contact: Trey Rudolph, PLA Phone: 615-770-8148 Email: trey.rudolph@greshamsmith.com

GENERAL NOTES:

- 1. PERMITTED USES IN THIS SP SHALL BE MULTI-FAMILY HOUSING AND ALL USES OF THE CA ZONING DISTRICT WITH THE EXCEPTION OF DAY CARE HOME, SCHOOL DAY CARE, BED AND BREAKFAST INN, HOME IMPROVEMENT SALES, AND FAIRGROUNDS.
- 2. ANY ADDITIONAL DEVELOPMENT NOT SHOWN ON THE COUNCIL APPROVED PLAN SHALL REQUIRE PLANNING COMMISSION AND/OR COUNCIL APPROVAL.
- 3. ALL PUBLIC WORKS REQUIREMENTS RELATED TO ACCESS, TRAFFIC, AND EVENT TRAFFIC MANAGEMENT, REPORTING AND NUMBER OF PARKING SPACES SHALL BE MET WITH ALL FUTURE DEVELOPMENT.
- 4. THE REQUIREMENTS OF THE METRO FIRE MARSHAL'S OFFICE FOR EMERGENCY VEHICLE ACCESS AND ADEQUATE WATER SUPPLY FOR FIRE PROTECTION MUST BE MET PRIOR TO THE ISSUANCE OF ANY BUILDING
- 5. LOCATIONS OF TRASH DUMPSTERS AND LOADING DOCKS WILL BE PROVIDED AT FINAL SITE PLAN.
- 6. ADEQUATE INTERSECTION AND STOPPING SITE DISTANCE SHALL BE PROVIDED AT ALL PROJECT DRIVES ONTO MUSIC VALLEY DRIVE, MCGAVOCK PIKE, & PENNINGTON BEND ROAD PER NDOT STANDARDS FOR THE POSTED SPEED LIMIT.
- 7. ALL STORMWATER MANAGEMENT AREAS WILL BE LOCATED AND CLEARLY IDENTIFIED AND LABELED ON THE FINAL SITE PLAN FOR EACH PHASE.
- 8. ALL PROPOSED METHODS FOR THE DISCHARGE OF ON-SITE STORM WATER, WILL BE LOCATED AND CLEARLY IDENTIFIED ON THE FINAL SITE PLAN FOR EACH PHASE.
- 9. PORTIONS OF THIS PROPERTY LIE WITHIN THE 100-YEAR FLOOD HAZARD AREA AS SHOWN ON FEMA PANEL 47037C0252H, DATED APRIL 5TH, 2017.
- 10. ALL LANDSCAPING AND TREE DENSITY REQUIREMENTS SHALL MEET THE METRO ORDINANCE CHAPTER 17.24 LANDSCAPING, BUFFERING, AND TREE REPLACEMENT & METRO ZONING CODE AS APPLICABLE AT THE DATE OF THE SP DOCUMENT. A COMPLETE LANDSCAPE PLAN WILL BE PROVIDED AT FINAL SITE PLAN.
- 11. METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR UTILITIES ON THIS SITE.
- 12. FINAL BUILDING LOCATIONS, SQUARE FOOTAGE, NUMBER OF STORIES, HEIGHT, AND SETBACKS WILL BE PROVIDED AT FINAL SITE PLAN.
- 13. THERE ARE NO KNOWN HISTORICALLY REGISTERED BUILDINGS ON SITE.
- 14. THERE ARE NO KNOWN CEMETERIES ON SITE.
- 15. ALL ASSOCIATED PARKING LOTS, DRIVES, AND DRIVEWAYS ARE PRIVATE.
- 16. ANY EXCAVATION, FILL, OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 78.840 & APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.
- 17. THE BUFFER ALONG WATERWAYS, WITH THE EXCEPTION OF METRO PARKS GREENWAYS, WILL BE AN AREA WHERE THE SURFACE IS LEFT IN A NATURAL STATE AND IS NOT DISTURBED BY CONSTRUCTION ACTIVITY. THIS IS IN ACCORDANCE WITH THE STORMWATER MANAGEMENT MANUAL - VOLUME 1 -REGULATIONS.
- 18. DRIVEWAY CULVERTS SHALL BE SIZED PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO ROW IS 15" CMP.)
- 19. ALL PROPOSED BUILDING ELEVATIONS SHALL BE SUBMITTED AT FINAL SITE PLAN & REVIEWED & APPROVED BY PLANNING STAFF.
- 20. SOLID WASTE AND RECYCLING SERVICES WILL BE PROVIDED BY A PRIVATE COMPANY.
- 21. THE FINAL SITE PLAN/ BUILDING PERMIT SITE PLAN SHALL DEPICT ANY REQUIRED PUBLIC SIDEWAYS, ANY REQUIRED GRASS STRIP OR FRONTAGE ZONE AND THE LOCATION OF ALL EXISTING AND PROPOSED VERTICAL OBSTRUCTIONS WITHIN THE REQUIRED SIDEWALK & GRASS STRIP OR FRONTAGE ZONE. PRIOR TO THE ISSUANCE OF USE & OCCUPANCY PERMITS, EXISTING VERTICAL OBSTRUCTIONS SHALL BE RELOCATED OUTSIDE OF THE REQUIRED SIDEWALK VERTICAL OBSTRUCTIONS ARE ONLY PERMITTED WITHIN THE REQUIRED GRASS STRIP OF FRONTAGE ZONE.
- 22. ALL LIGHTING WITHIN THE SP DISTRICT, INCLUDING LIGHTING OF SIGNAGE, SHALL BE DESIGNED IN A WAY THAT THERE IS NO DIRECT LIGHT TRESPASS ONTO ADJACENT PROPERTIES. AND THAT INDIRECT LIGHT TRESPASS IS KEPT TO A MINIMUM. ALL SITE LIGHTING SHALL BE SHIELDED SO THAT SUBSTANTIALLY ALL DIRECTLY EMITTED LIGHT FALLS WITHIN THE PROPERTY LINE. NO ILLUMINATION IN EXCESS OF ONE-HALF FOOT-CANDLE SHALL BE PERMITTED ACROSS THE BOUNDARY OF ANY ADJACENT RESIDENTIAL PROPERTY OR A PUBLIC STREET.
- 23. ALL USES WITHIN THE SP DISTRICT SHALL BE DESIGNED IN A WAY TO LIMIT NOISE POLLUTION WITHIN THE AREA.
- 24. THE PROPERTY IS CURRENTLY SERVED BY METRO WATER SERVICES.
- 25. THE STANDARD DEVELOPMENT BULK STANDARDS AS APPLICABLE TO THE CA DISTRICT EFFECTIVE AT THE DATE OF THE BUILDING PERMIT SHALL APPLY TO ALL DEVELOPMENT WITHIN THIS SP DISTRICT. THOSE STANDARDS GOVERN THE MAXIMUM ALLOWABLE FLOOR AREA RATIO (FAR), IMPERVIOUS SURFACE RATIO (ISR), MINIMUM REAR AND SIDE SETBACKS AND MAXIMUM BUILDING HEIGHTS. STREET SETBACK STANDARDS OF AS APPLICABLE TO THE CA DISTRICT SHALL ALSO APPLY.
- 26. FOR ANY DEVELOPMENT STANDARDS, REGULATIONS AND REQUIREMENTS NOT SPECIFICALLY SHOWN OTHERWISE ON THE SP PLAN AND/OR INCLUDED AS A CONDITION OF COUNCIL APPROVAL, THE PROPERTY SHALL BE SUBJECT TO THE STANDARDS, REGULATIONS AND REQUIREMENTS OF THE CA ZONING DISTRICT.
- 27. MUST COMPLY WITH ALL REGULATIONS IN THE STORMWATER MANAGEMENT MANUAL AT THE TIME OF FINAL SUBMITTAL.
- 28. ALL SIGNS PROPOSED WITH THE DEVELOPMENT SHALL CONFORM TO THE METRO SIGN ORDINANCE.

THE PURPOSE OF THIS PLAN IS TO REZONE THE SUBJECT PROPERTIES FROM AR2A & CS TO SP (SPECIFIC PLAN). THE PROPOSED PLAN WILL ALLOW FOR THE DEVELOPMENT OF AN RV RESORT WITH 450 CAMPSITES/CABINS PLUS SUPPORTING AMENITIES AS WELL AS A 300 UNIT MULTI-FAMILY DEVELOPMENT, A 120 ROOM HOTEL, A 120 SEAT FARM TO TABLE RESTAURANT/MEADERY, A 4800 PERSON CAPACITY COMMUNITY EVENT CENTER AND AN OPEN AIR MARKET PAVILION.

STORMWATER PRELIMINARY NOTE:

PURPOSE NOTE:

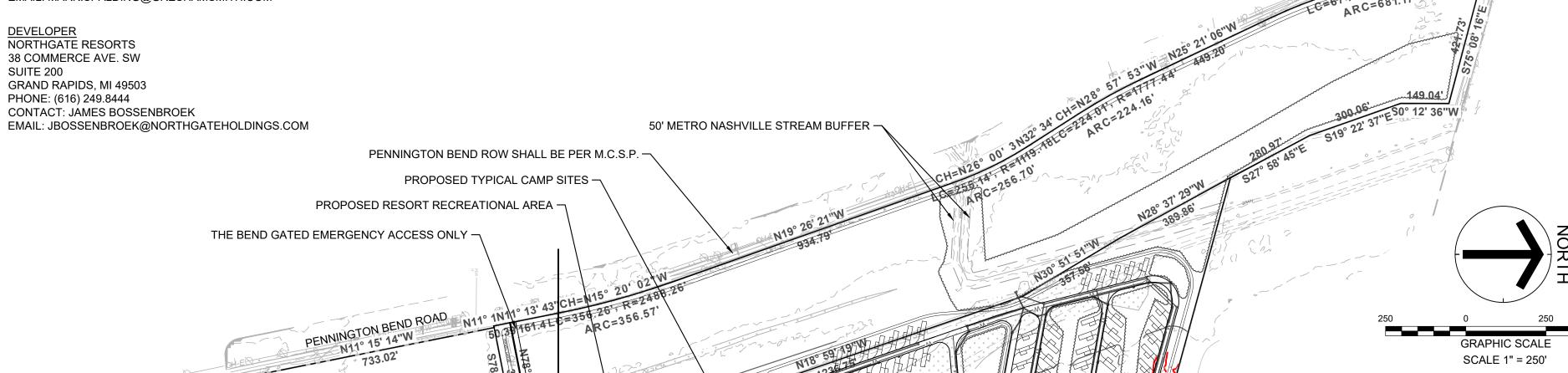
DRAWING IS FOR ILLUSTRATION PURPOSES TO INDICATE THE BASIC PREMISE OF THE DEVELOPMENT, AS IT PERTAINS TO STORMWATER APPROVAL/COMMENTS ONLY. DETAILS OF THE PLAN SHALL BE GOVERNED BY THE APPROPRIATE STORMWATER REGULATIONS AT THE TIME OF APPLICATION.

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EMAIL: MARK.SPALDING@GRESHAMSMITH.COM

NORTHGATE RESORTS 38 COMMERCE AVE. SW

GRAND RAPIDS, MI 49503 PHONE: (616) 249.8444 CONTACT: JAMES BOSSENBROEK



PROPOSED METRO PARKS GREENWAY.

- PROPOSED TYPICAL CAMPSITES

100 YEAR

PROPOSED MULTI **FAMILY PARKING LOT**

- MUSIC VALLEY DRIVE ROW

SHALL BE PER M.C.S.P.

PROPOSED HOTEL

PARKING LOT

- PROPOSED HOTEL

BUILDING

- EARTHEN BERM WITH LANDSCAPE

SCREENING, TYP.

PROPOSED COMMUNITY EVENT CENTER

PROPOSED COMMUNITY EVENT

CENTER PARKING LOT

- THE BEND MAIN ENTRY

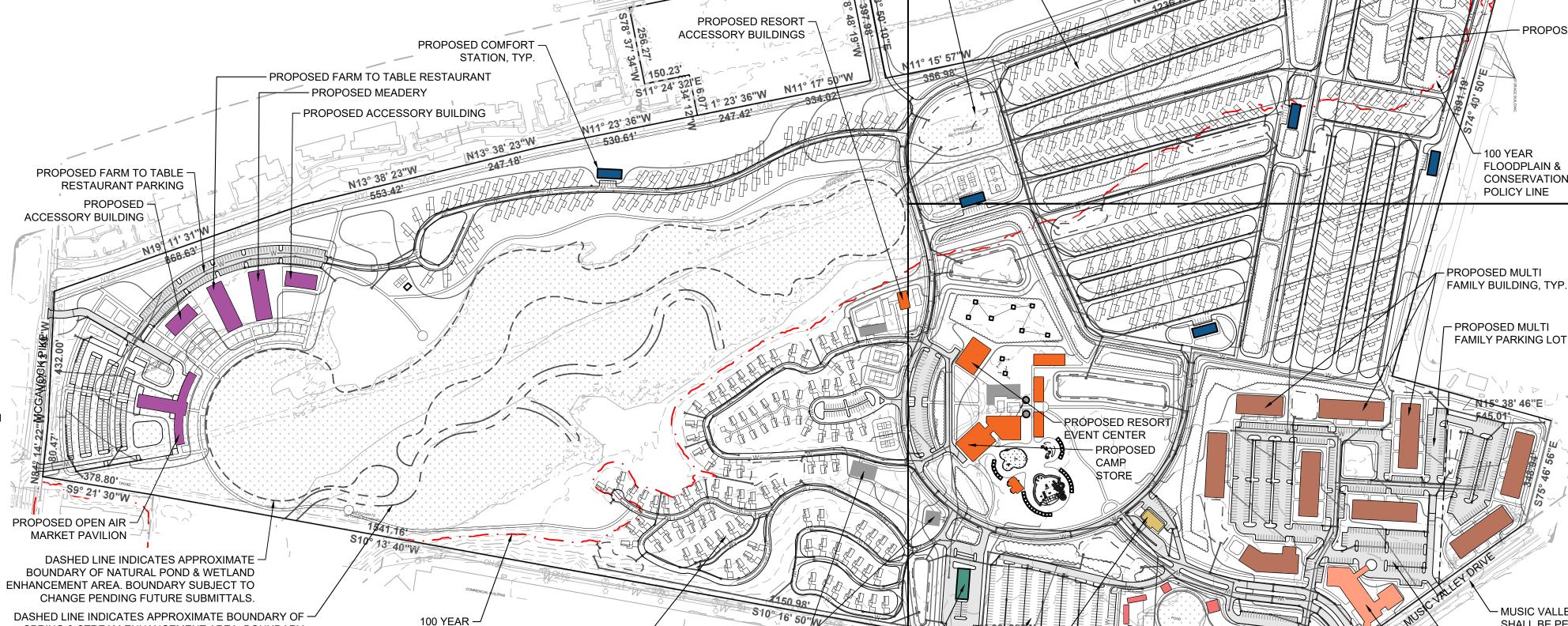
FLOODPLAIN &

CONSERVATION

POLICY LINE

LOCATION IS APPROXIMATE, AND SUBJECT

TO FINAL EASEMENT LOCATION & DESIGN



EXISTING FARM

FEASIBLE.

PROPOSED MAINTENANCE -

SHED FOR RESORT. CART

PROPOSED OVERFLOW EVENT CENTER —

STORAGE AREA

PARKING LOT. REINFORCED TURF

PROPOSED WELCOME CENTER -

ENHANCE, WHERE

STRUCTURES RETAIN &

63.58

PROPOSED CABIN -

SITES, TYP.

DEVELOPMENT SUMMARY		
PROPERTY LOCATION:	DAVIDSON COUNTY - TAX MAP 062 AS PARCELS 35 & 36	
	DEED OF RECORD IN BOOK 6798, PAGE 390 AND BOOK 7764, PAGE	
EXISTING LAND USE:	AGRICULTURE / RV SALES	
EXISTING ZONING:	AR2A AGRICULTURAL DISTRICT / CS COMMERCIAL SERVICE	
PROPOSED FALLBACK ZONING:	CA COMMERCIAL ATTRACTION	
COUNCIL DISTRICT:	DISTRICT 15	
COUNCIL MEMBER:	JEFF SYRACUSE	
OWNER REPRESENTATIVE:	JAMES BOSSENBROEK	
OWNER:	GLEAVES FARM, LTD., L.P.	
	NG NASHVILLE LLC	
DEVELOPMENT NAME:	THE BEND	
SP NUMBER:	NO. 2022SP-057-001	
PLAN DATE:	14-Nov-22	
FEMA FIRM #:	47037C0252H / EFFECTIVE: APRIL 5TH, 2017	

SPRING & STREAM ENHANCEMENT AREA. BOUNDARY

SUBJECT TO CHANGE PENDING FUTURE SUBMITTALS

SITE DATA TABLE				
SITE ACREAGE:		21	4.37 ACRES	
OPEN SPACE:	AREAS		56 ACRES	
	TREE CANOPY TO BE SAVED	20% OF EXISTING TR	20% OF EXISTING TREE CANOPY TO BE RETAINED	
PROPOSED USES:	RV PARK	450	450 CAMPSITES	
		SUPP	ORT AMENITIES	
	HOTEL	1	120 ROOMS	
	MULTI-FAMILY APARTMENTS		300 UNITS	
	COMMUNITY EVENT CENTER	1300 II	NSIDE CAPACITY	
		3500 OL	JTSIDE CAPACITY	
	FARM-TO-TABLE RESTAURANT & MEADERY		120 SEATS	
	OPEN AIR MARKET PAVILION		1	
PARKING:	RV PARK	1 SPACE PER CAMPSITE	450 SPACES	
		WELCOME CENTER	AS NEEDED	
	HOTEL	1 SPACE PER ROOM	121 PAVED SPACES	
	MULTI-FAMILY APARTMENTS	1.7 SPACES PER UNIT	523 PAVED SPACES	
	COMMUNITY EVENT CENTER	463 SPACES TOTAL	167 PAVED SPACES	
			296 REINFORCED TURF SPACES	
	FARM-TO-TABLE RESTAURANT & MEADERY	10+ SPACES PER SEAT	126 PAVED SPACES	
	OPEN AIR MARKET PAVILION		203 REINFORCED TURF SPACES	
	NOTE: OVERFLOW PARKING TO BE PROVIDED IN THE OPEN FIELDS ADJACENT TO THE USE			

FLOODPLAIN &

POLICY LINE

CONSERVATION



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> Revision Date | Description

SP REGULATING PLAN **OVERALL**

44269.00

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400 Pennington Bend Rd. Nashville, TN 37214

AGRICULTURE

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OF TENNES

11/14/2022

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Revision

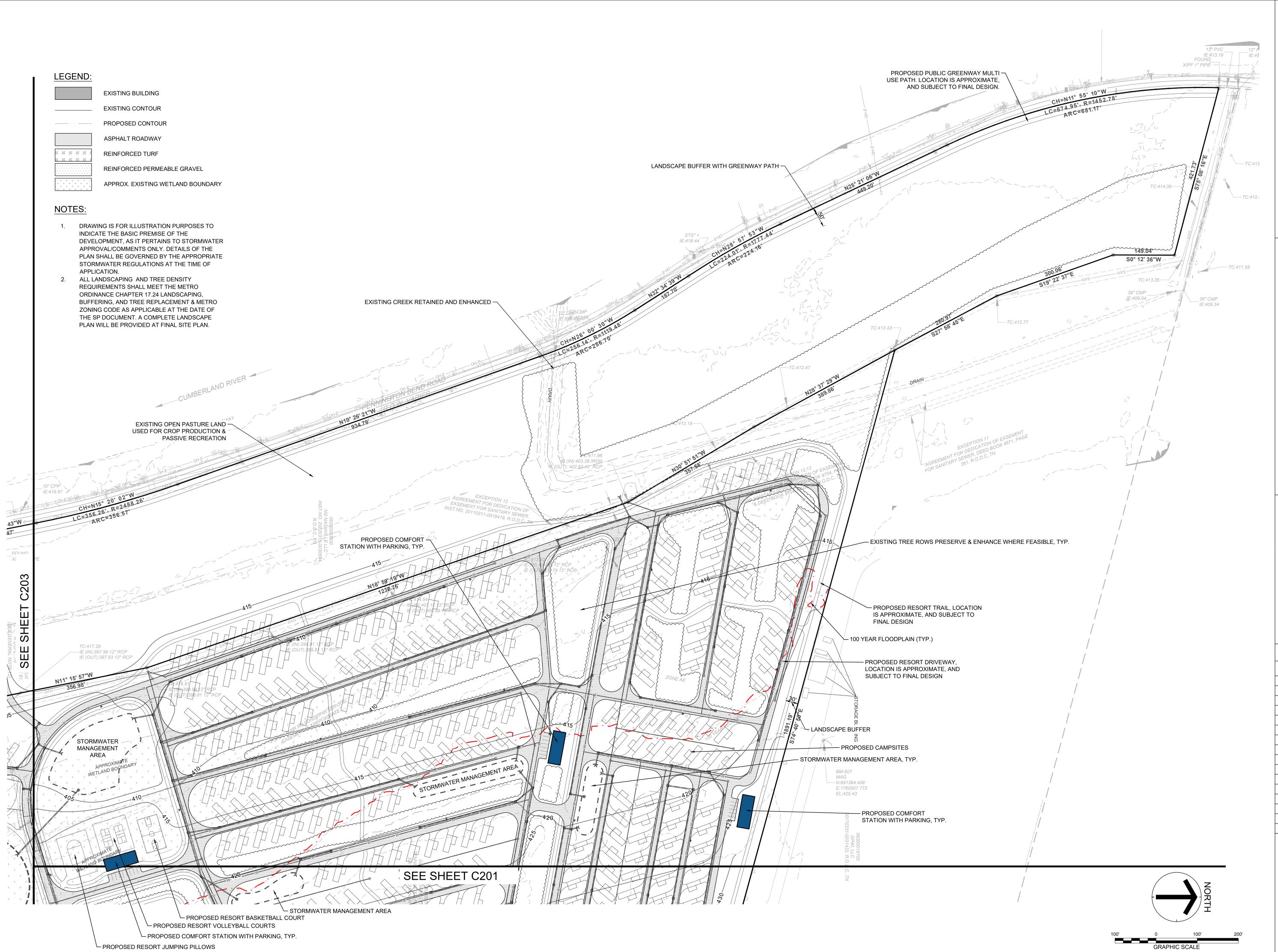
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SP REGULATING PLAN ENLARGEMENT

C201

NOVEMBER 14, 2022

44269.00



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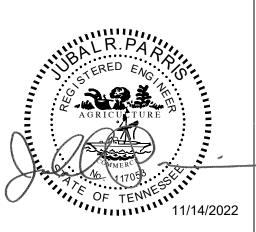
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615.770.8100

Bend Rd. 37214 SP 067 004

Dennington Bend Rd. Jashville, TN 37214 SE NO. 2022SP-057-00

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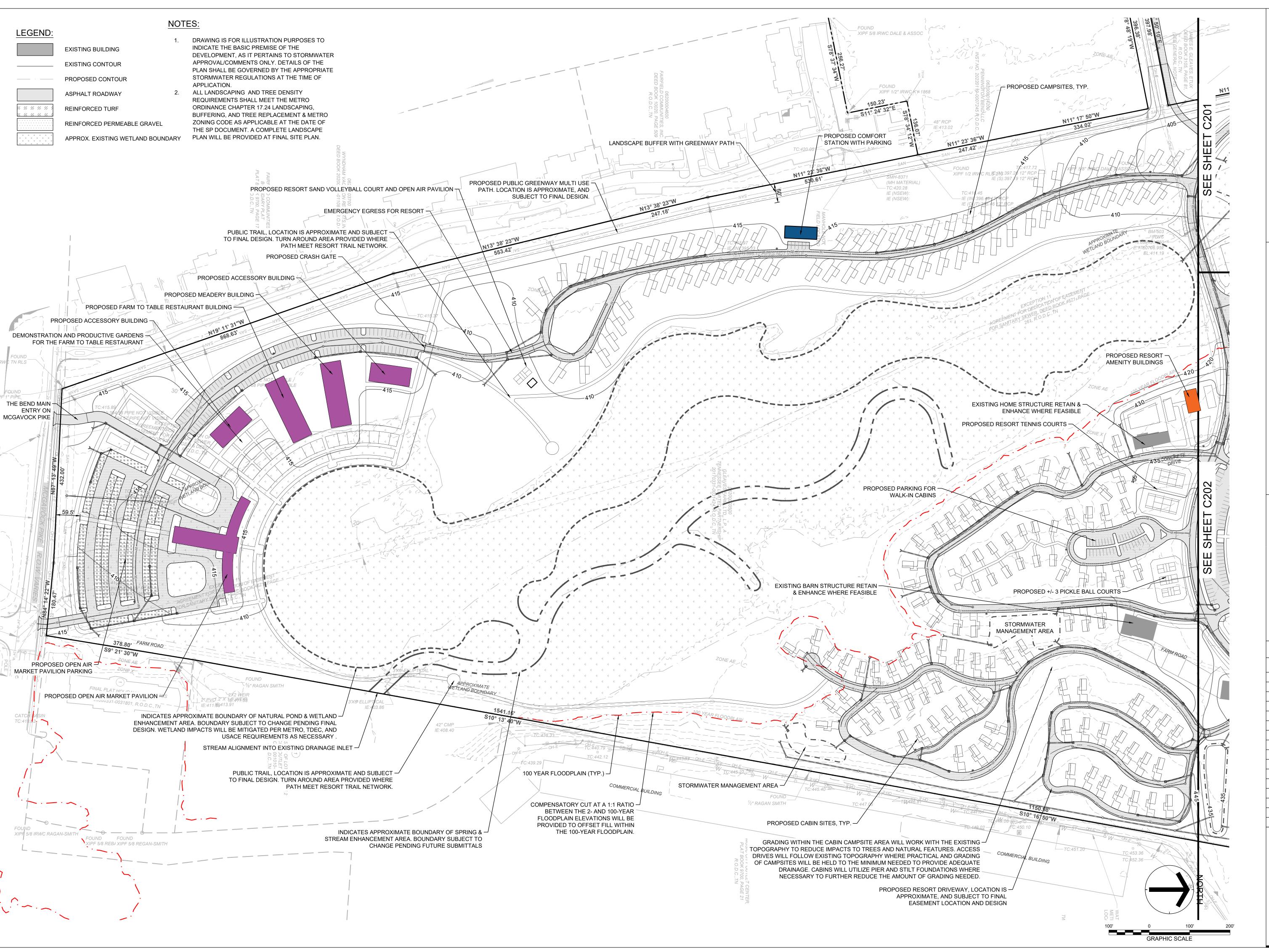
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SP REGULATING PLAN ENLARGEMENT

C202

NOVEMBER 14, 2022

44269.00





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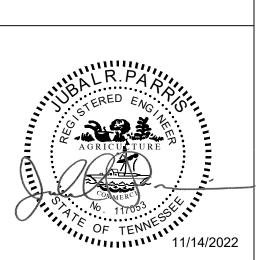
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ille, TN 37214

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SP REGULATING PLAN ENLARGEMENT

C203

44269.00 NOVEMBER 14, 2022

Accessory Buildings



Farm to Table Restaurant



Farmer's Market Pavilion





- PEVIOUS PARKING AREA FOR TWO VEHICLES • PROVIDES A 10' BY 10' PICNIC AREA





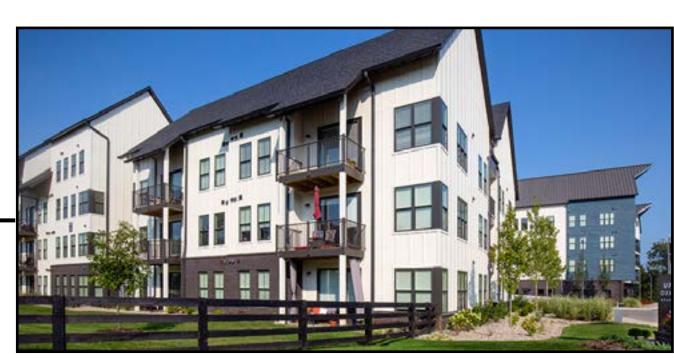


Typical RV Campsite

- 40' WIDE CAMPSITE (DEPTH VARIES, MINIMUM 60')
- ACCOMMODATES EQUIPMENT ON A PERVIOUS PARKING SPUR UP TO 14' BY 60'
- PROVIDES A 10' BY 20' PICNIC AREA
- INCLUDES WATER, ELECTRIC, AND SEWAGE HOOK-UP



Resort Welcome Center



Multi-Family



Themed Hotel



Resort Amenities



Resort Pools



Resort Water Playground



Event Center



Entry Icon





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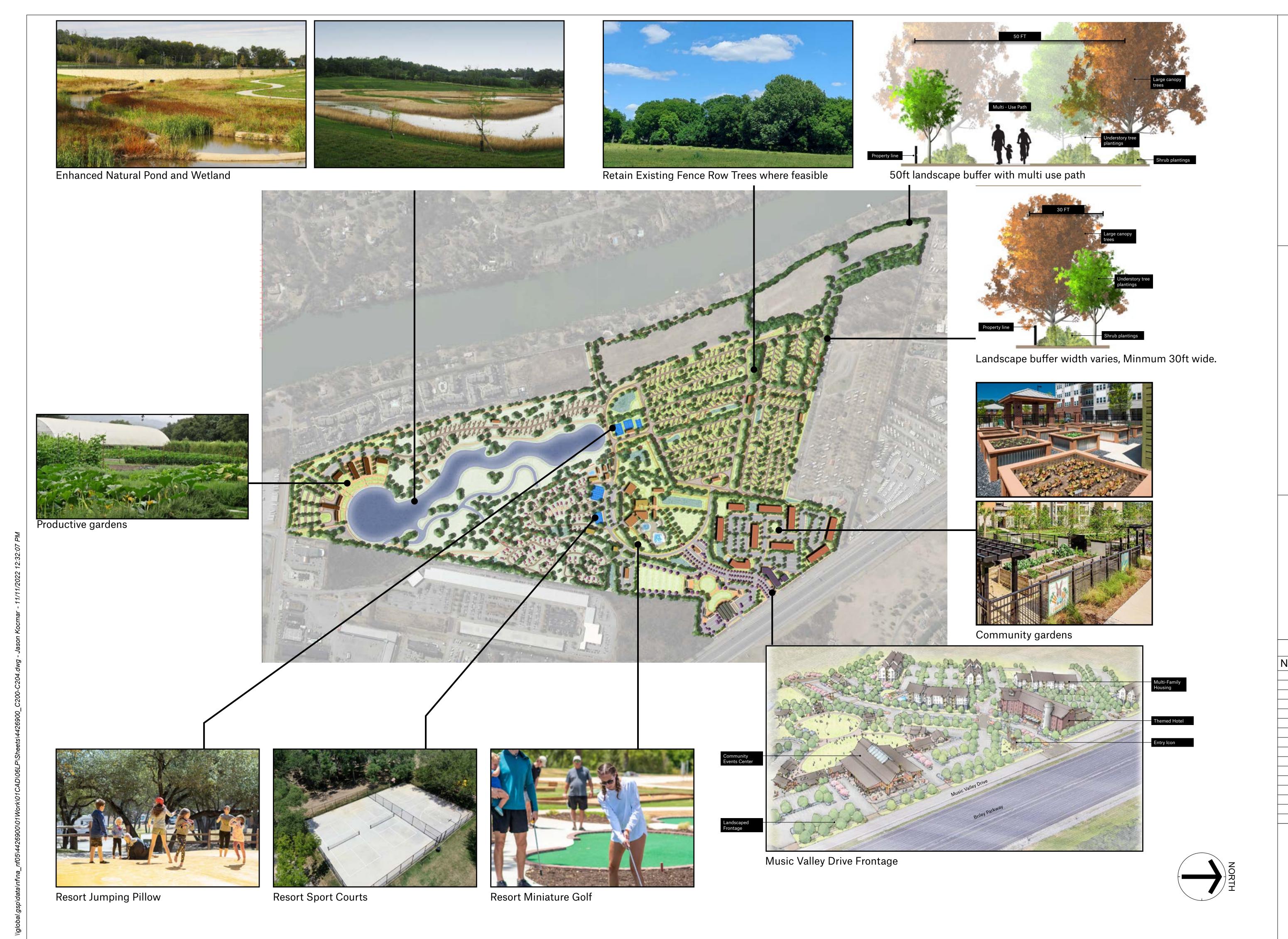
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Revision No. Date Description

ARCHITECTURE CHARACTER

C204 44269.00

NOVEMBER 14, 2022



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nington Bend Rd. Ile, TN 37214 D. 2022SP-057-001

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No. Date Description

SITE CHARACTER

C205

44269.00

NOVEMBER 14, 2022



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J Rd.

:400 Pennington Bend Rd.
Nashville, TN 37214
CASE NO. 2022SP-057-0

Revision

No. Date Description

ILLUSTRATIVE MASTER PLAN

C206

44269.00 NOVEMBER 14, 2022